

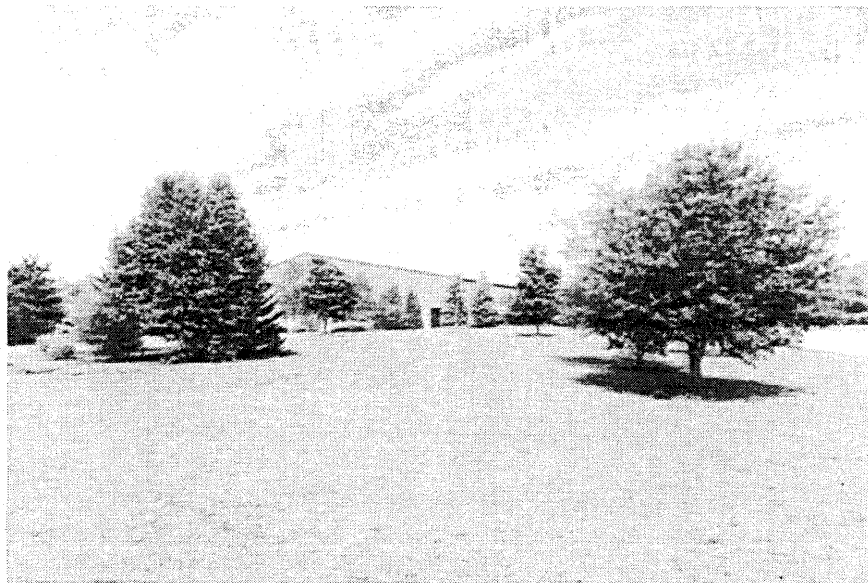
5.2 LANDSCAPE AND SITE TREATMENT

All landscaping materials should be of a quality that will enhance the environment and serve as a functional part of the development. Trees should provide shade and have interesting character and color as they grow. Shrubs or ground cover should also include interesting colors and textures while providing screening in required areas and highlighting the architecture of the development. The use of evergreen materials are recommended for an all-season landscaping effect.

A. Existing Conditions

Unique or outstanding landscape features on a site should be preserved. Existing plant material should be incorporated into the new landscape plan where possible. Specimen trees and shrubs should be relocated on the site for a more mature landscaping effect.

It is important to preserve the existing ground covers which serve as water absorbers and act as soil stabilizers for erosion control. The site designer should plan land development which responds to the surface flow of water and is in harmony with the site contours. This careful planning will minimize erosion problems by reducing the amount of site regrading, ground cover disruption and existing plant replacement.



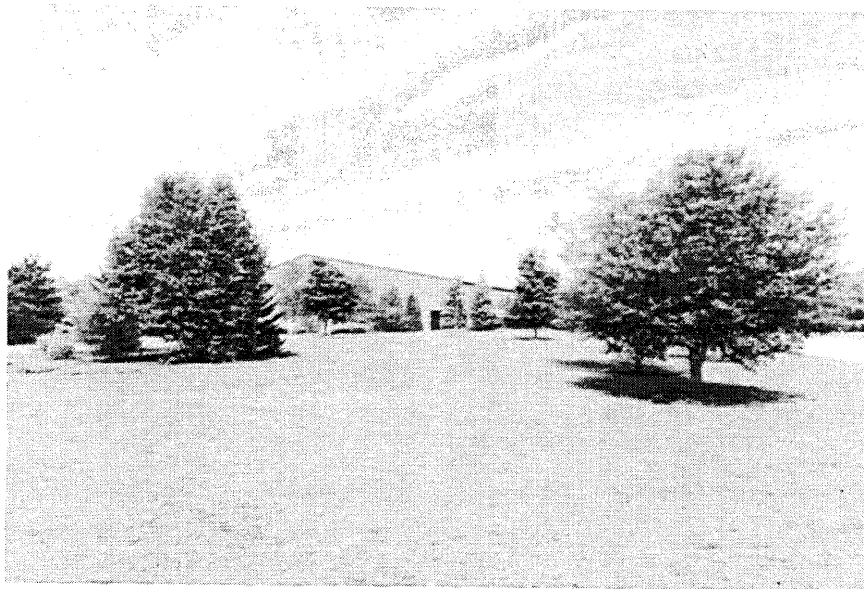
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B. Pedestrian Circulation

Pedestrian pathways between parking areas and the buildings should be provided for a safe transition between buildings and vehicular areas. These pathways could be designated with different materials, curbing or landscaping.

C. Plantings

Plant materials should be selected for type, size and quality on the basis of suitability for the setting and climate. Plants should be tolerant to the area's climate and specific site conditions, hardy and properly sized for the design and compatible with the other development's planting character and functions. A ratio of 1/3 to 2/3 mix of evergreen and deciduous materials is a common landscape standard.

D. Plant Material Sizes

Deciduous and evergreen trees should be sized to reflect the scale of a project. Larger buildings and expansive areas will require larger plantings for optimum effect. Shrubs should be a minimum of three feet in height when used as a hedge and four to six feet in height if used as an ornamental planting.

The use of grass areas, ground cover plantings and flower beds are encouraged to create color, texture and interest in the overall landscape concept. Grass areas adjacent to buildings and high visibility areas can have an immediate effect through the use of sod. Other grass products are available for providing cover within a short time period.

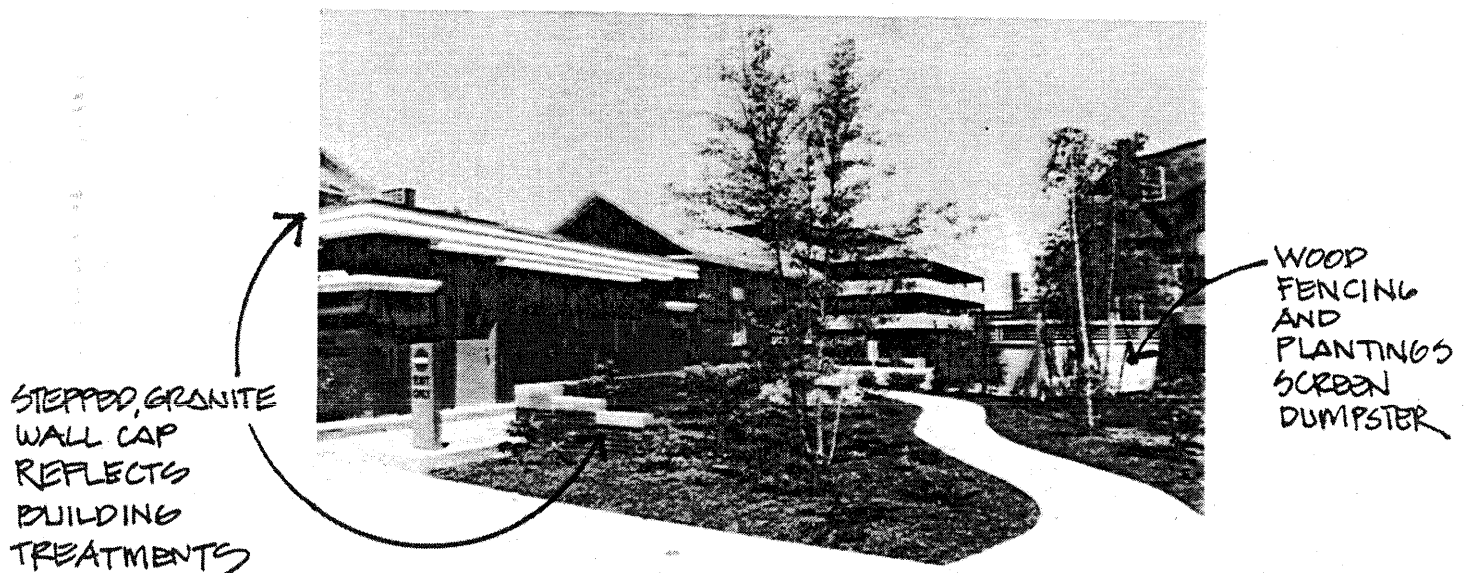


E. Screening

Screening should be provided for service yards, trash receptacles, storage areas, utility equipment and other similar accessory structures and uses. Walls, fencing, berms and planting, or a combination of these screening materials, can accomplish an effective all-season enclosure.

F. Landscape Accent Material

Mulch materials should be a small size select stone, shredded bark or other organic material best suited for the site. Edging should be used to separate grass areas from shrubs, ground cover and mulch and can be a cut bed edge or a durable material which is securely fastened and retains the landscape material.



G. Parking

Parking should be located to the side or rear yard areas where possible. Landscaped areas containing tree groupings shall be utilized per the City's Zoning Ordinance, Section 28-12-5 for parking areas. A guide for parking lot design is available from the Concord Planning Department. Planting areas susceptible to injury shall be protected by the use of curbing, berms or tree guards.

H. Site Structures

Accessory buildings, storage enclosures, benches, tables, etc. should be in character with the building architecture and surrounding landscaping. This is typically accomplished through the use of common forms and materials. The scale and design of these elements should be consistent with the overall project. Lighting standards should be of a size and design which are compatible with the buildings and the adjacent area. Light sources should be shielded at all perimeter areas to reduce light glare on to adjacent properties.

I. Views

Scenic views from a site or public vistas through a project should be protected and enhanced where possible within the overall site development.

